

**AGENDA**  
**PUBLIC WORKS & UTILITIES COMMITTEE**  
**Village of Hoffman Estates**  
**November 22, 2021**

***Immediately following Public Health & Safety Committee***

Members:	Anna Newell, Chairperson	Gary G. Stanton, Trustee
	Michael Gaeta, Vice Chairperson	Karen J. Arnet, Trustee
	Gary Pilafas, Trustee	William McLeod, Mayor
	Karen V. Mills, Trustee	

**I. Roll Call**

**II. Approval of Minutes – October 25, 2021**

**NEW BUSINESS**

1. Request approval of a request by SVAP Hoffman Plaza, L.P. for an ordinance for the acceptance of public improvements for Hoffman Plaza.
2. Request approval of a request by Bystronic Manufacturing Americas, LLC for an ordinance for the acceptance of public improvements for Bystronic.
3. Request authorization to purchase 4,200 tons of road salt at a cost of \$52.18 per ton (\$219,156 in total) through the 2021/22 State of Illinois joint purchasing contract with Compass Minerals America Inc., Overland Park, KS.

**REPORTS (INFORMATION ONLY)**

1. Department of Public Works Monthly Report.
2. Engineering Division Monthly Report.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

***Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at [www.hoffmanestates.org](http://www.hoffmanestates.org) and/or in person in the Village Clerk's office.***

*The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance call the ADA Coordinator at 847/882-9100.*

**PUBLIC WORKS & UTILITIES COMMITTEE  
MEETING MINUTES**

**October 25, 2021**

**I. Roll call**

**Members in Attendance:**

**Anna Newell, Chairperson  
Michael Gaeta, Vice Chairperson  
Gary Pilafas, Trustee  
Karen Arnet, Trustee  
Gary Stanton, Trustee  
Karen Mills, Trustee  
William McLeod, Mayor**

**Management Team**

**Members in Attendance**

**Eric Palm, Village Manager  
Dan O'Malley, Deputy Village Manager  
Rachel Musiala, Finance Director  
Art Janura, Corporation Counsel  
Kathryn Cawley, Police Chief  
Alan Wax, Fire Chief  
Suzanne Ostrovsky, Asst. to Village Mgr.  
Patti Cross, Assistant Corp. Counsel  
Monica Saavedra, Director HHS  
Joe Nebel, Director of Public Works  
Alan Wenderski, Village Engineer  
Ric Signorella, Cable TV Coordinator  
Bev Romanoff, Village Clerk**

**Telephonic Attendance:**

**Ben Gibbs, NOW Arena**

The Public Works and Utilities meeting was called to order at 7:00 p.m.

**II. Approval of Minutes – September 27, 2021**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve the Public Works and Utilities Committee Meeting minutes from September 27, 2021. Voice vote taken. All ayes. Motion carried.

**NEW BUSINESS****1. Staff update on the Golf Sanitary Lift Station project and Water Distribution System Palatine Interconnect Project.**

An item summary sheet was presented by Joe Nebel and Haileng Xiao to Committee.

Power Point presentations on both the lift station and the interconnect were provided.

**2. Request approval of a request by CalAtlantic Group, Inc. for an ordinance for the acceptance of public improvements at the Devonshire Woods Estates subdivision.**

An item summary sheet was presented by Al Wenderski to Committee.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve a request by CalAtlantic Group, Inc. for an ordinance for the acceptance of public improvements at the Devonshire Woods Estates subdivision. Voice vote taken. All ayes. Motion carried.

**3. Request authorization to waive bidding and purchase a grinder cutter stack and accessories for the Western Development Area (WDA) Lift Station from JWC Environmental, LLC, Santa Ana, CA, (sole source vendor) in an amount not to exceed \$30,148.**

An item summary sheet was presented by Joe Nebel and Haileng Xiao to Committee.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to waive bidding and purchase a grinder cutter stack and accessories for the Western Development Area (WDA) Lift Station from JWC Environmental, LLC, Santa Ana, CA, (sole source vendor) in an amount not to exceed \$30,148. Voice vote taken. All ayes. Motion carried.

**REPORTS (INFORMATION ONLY)****1. Department of Public Works Monthly Report**

The Department of Public Works Monthly Report was received and filed.

**2. Engineering Division Monthly Report**

The Engineering Division Monthly Report was received and filed.

- III. President's Report** – Mayor McLeod provided an update on his activities from November 8 – 15.
- IV. Other** – Trustee Newell received several letters from residents thanking the Public Works Department for their excellent service and work.
- V. Items in Review**
- VI. Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 7:24 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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Bev Romanoff / Village Clerk

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Date

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request approval of a request by SVAP Hoffman Plaza, L.P. for an ordinance for the acceptance of public improvements for Hoffman Plaza

**MEETING DATE:** November 22, 2021

**COMMITTEE:** Public Works & Utilities

**FROM:** Alan Wenderski, Director of Engineering

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**PURPOSE:** Accept the public water main improvements completed as part of the Hoffman Plaza development.

**BACKGROUND:** Redevelopment of Hoffman Plaza was approved by the Village Board in 2017 and included construction of a Burlington retail store and two outlot building pads. The full scope of development included was related to 925-1061 N. Roselle Road, 920 Apple Street, and 1080 Apple Street. To comply with Village Code and development standards a public water main loop was constructed to serve the property and new outlot building pads.

**DISCUSSION:** Final inspections have been completed and all deficiencies have been resolved. Village Board approval is required for acceptance of the public water main improvements.

Per Section 10-7-5 of the Municipal Code, an ordinance accepting the public improvements, a Bill of Sale, and Memo to the Village Clerk have been prepared. Also as required, a maintenance guarantee, in the form of cash, will remain in place for a period of 12-months from the date of acceptance. The maintenance guarantee is of sufficient amount to cover 10% of the original guarantee amount plus the full cost of the estimated Road Improvement Impact Fee.

Below is a list of attached documents:

1. Ordinance
  - a. Exhibit A – Bill of Sale
    - i. Exhibit A – Plan sheet highlighting public improvements
    - ii. Exhibit B – Cost of public improvements
  - b. Exhibit B – Memo to Clerk

**FINANCIAL IMPACT:**

The accepted public improvements will require typical maintenance. The Village retains a maintenance bond in the amount of \$76,700 to cover the 12-month maintenance requirement.

**RECOMMENDATION:**

Request approval of a request by SVAP Hoffman Plaza, L.P. for an ordinance for the acceptance of public improvements for Hoffman Plaza.

Attachments

ORDINANCE NO. \_\_\_\_\_ - 2021

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE ACCEPTING THE  
WATER MAIN IMPROVEMENTS WITHIN THE  
HOFFMAN PLAZA DEVELOPMENT FOR VILLAGE MAINTENANCE

WHEREAS, SVAP Hoffman Plaza, L.P. has submitted a Bill of Sale, plan sheet highlighting public improvements as well as cost of public improvements, which are attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the Village Engineer has filed with the Village Clerk a certificate to the effect that all public improvements required to be constructed or installed in connection with the approval of the plat of subdivision by the Village Board have been fully completed and the construction or installation thereof has been approved by him, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the public improvements located within the Hoffman Plaza development, more fully described on Exhibit "A" attached hereto, be and the same are hereby accepted for maintenance by the Village of Hoffman Estates.

Section 2: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

EXHIBIT A  
**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that SVAP Hoffman Plaza, L.P., a Delaware limited partnership (the "Developer"), in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration does hereby grant, sell, transfer, deliver and quit claim unto the Village of Hoffman Estates, a Municipal corporation in Cook and Kane Counties, Illinois ("the Village"), and the Village does hereby accept, the following goods, chattels and other items of personal property, ("the Public Improvements") located within the public right-of-way or public easement in Hoffman Plaza in the Village of Hoffman Estates, Illinois, namely:

1. Water Main - Each and every part and item of a system for the distribution of potable water installed at the direction of the Village by the Developer except the pipe which transports water from the buffalo box to a single building commonly known as a house service.

The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village, with the exceptions noted, the ownership in all items of personalty which comprise the water distribution system installed by the Developer within Hoffman Plaza. Nothing herein shall be deemed to convey ownership of any other personalty located within said right-of-ways or easement.

See attached Exhibit "A" (Plan sheet(s) highlighting the Public Improvements to be dedicated to the Village of Hoffman Estates)

See attached Exhibit "B" (Detailed final cost of public improvements installed and dedicated to the Village of Hoffman Estates)

The Developer does hereby covenant it is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free from all encumbrances; that the Developer has the right to sell the same as aforesaid; and that the Developer warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said corporation, individual or partnership.

*Remainder of page intentionally blank.*




Dated as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

**SVAP HOFFMAN PLAZA, L.P.,**  
a Delaware limited partnership

By: SVAP Hoffman Plaza GP, LLC,  
a Delaware limited liability company,  
its General Partner


By: SVAP GP, LLC,  
a Delaware limited liability company,  
its Manager

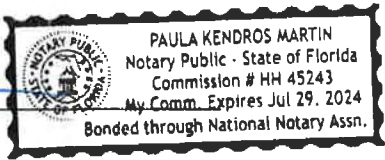
By:   
Name: Gregory S. Moross  
Title: President



STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of October, 2021, by Gregory S. Moross, as President of SVAP GP, LLC, a Delaware limited liability company, the Manager of SVAP Hoffman Plaza GP, LLC, a Delaware limited liability company, which is the General Partner of SVAP HOFFMAN PLAZA, L.P., a Delaware limited partnership, on behalf of such entities, and such person  is personally known to me or  has produced a \_\_\_\_\_ as identification.

  
Notary Public



ATTEST:

William McLeod  
Name

By: Bev Romanoff  
Name

Village President  
Title

Village Clerk  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

JOINDER AND CONSENT BY CITIZENS BANK, NATIONAL ASSOCIATION

The undersigned, Citizens Bank, National Association, a national banking association (successor by merger to Citizens Bank of Pennsylvania) (the "Mortgage"), (i) certifies that it is the Mortgagee under that certain Construction Mortgage, Assignment of Leases and Rents, Security Agreement and UCC Fixture Filing dated March 27, 2017, recorded as Document No. 1708845016 in the Office of the Cook County Recorder of Deeds, as modified by the Mortgage Modification and Spreader Agreement for Construction Mortgage, Assignment of Leases and Rents, Security Agreement and UCC Fixture Filing dated July 13, 2017, recorded as Document No. 1721355015 in the Office of the Cook County Recorder of Deeds (collectively, the "Mortgage"), as granted by SVAP Hoffman Plaza, L.P. and SVAP Hoffman Plaza II, L.P., and encumbering the property commonly known as Hoffman Plaza, located in the Village of Hoffman Estates, Illinois, (ii) does hereby join in and consent to the foregoing Bill of Sale (the "Bill of Sale"), (iii) waives, relinquishes, and releases the Public Improvements (as defined in the Bill of Sale) from the operation of the Mortgage and the Loan Documents (as such term is used in the Mortgage), without in any way impairing the lien of the Mortgage on the remainder of the Property (as such term is used in the Mortgage), and (iv) agrees that all references in the Mortgage to "Property" shall, from and after the date hereof, exclude the Public Improvements.

EXECUTED and delivered this \_\_\_ day of \_\_\_\_\_, 2021.

CITIZENS BANK, NATIONAL ASSOCIATION,  
a national banking association

By: [Signature]  
Name: ALLAN B. ZIEGLER  
Title: VICE PRESIDENT

STATE OF Pennsylvania )  
COUNTY OF Montgomery ) SS:

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of OCTOBER, 2021, by ALLAN B. ZIEGLER, as VICE PRESIDENT of Citizens Bank, National Association, on behalf of the association. Such person  is personally known to me or  has produced a valid driver's license as identification.

[Seal]

Commonwealth of Pennsylvania - Notary Seal  
Barbara Leopold, Notary Public  
Montgomery County  
My commission expires July 17, 2024  
Commission number 1372875  
Member, Pennsylvania Association of Notaries

[Signature]  
Notary Public  
My commission expires: July 17, 2024  
Commission Number: 1372875

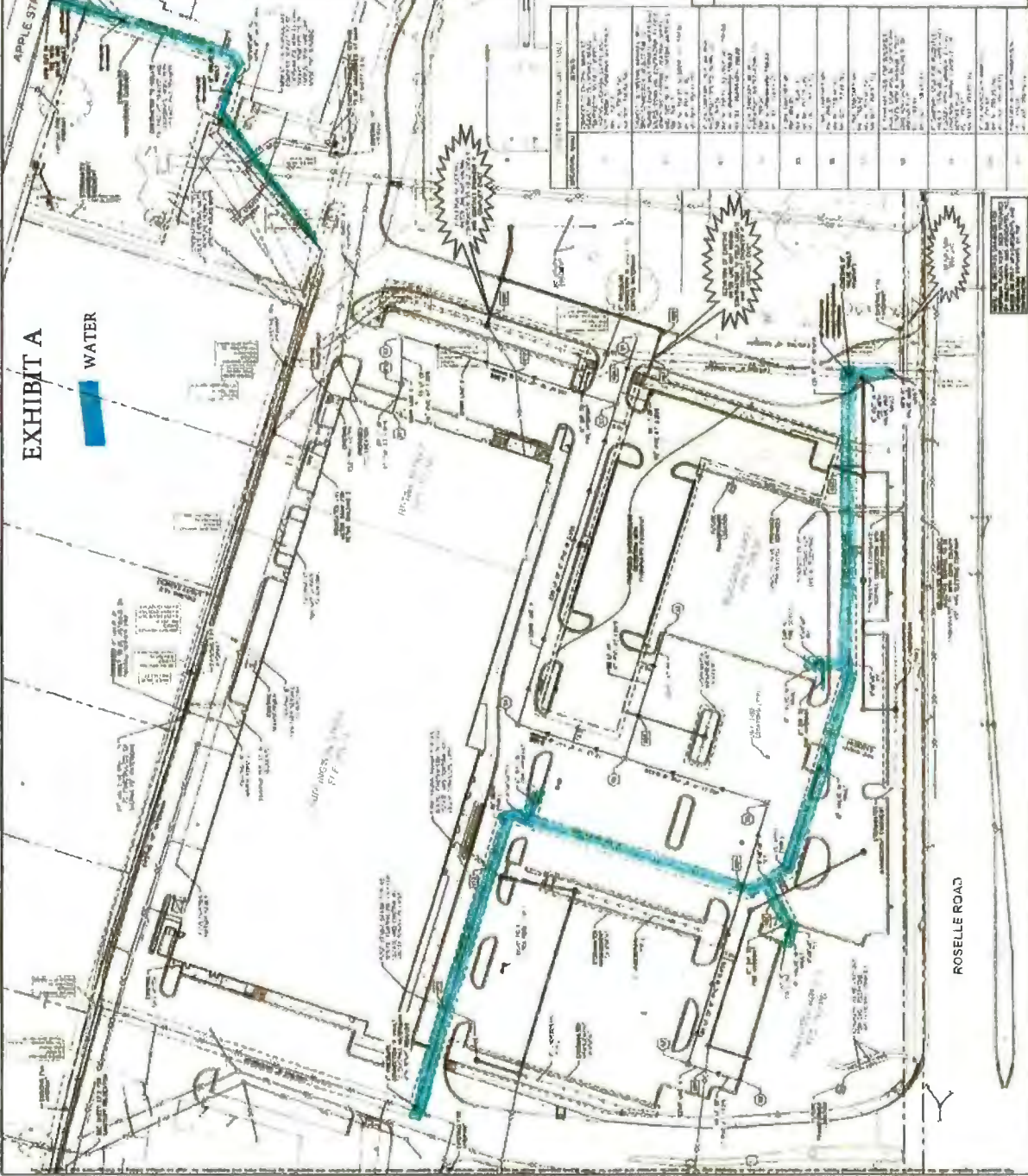
NO.	DATE	REVISIONS
01	01/17/10	ISSUED FOR PERMITTING
02	01/17/10	REVISED PER COMMENTS
03	01/17/10	REVISED PER COMMENTS
04	01/17/10	REVISED PER COMMENTS
05	01/17/10	REVISED PER COMMENTS
06	01/17/10	REVISED PER COMMENTS
07	01/17/10	REVISED PER COMMENTS
08	01/17/10	REVISED PER COMMENTS
09	01/17/10	REVISED PER COMMENTS
10	01/17/10	REVISED PER COMMENTS
11	01/17/10	REVISED PER COMMENTS
12	01/17/10	REVISED PER COMMENTS
13	01/17/10	REVISED PER COMMENTS
14	01/17/10	REVISED PER COMMENTS
15	01/17/10	REVISED PER COMMENTS
16	01/17/10	REVISED PER COMMENTS
17	01/17/10	REVISED PER COMMENTS
18	01/17/10	REVISED PER COMMENTS
19	01/17/10	REVISED PER COMMENTS
20	01/17/10	REVISED PER COMMENTS

**UTILITY NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. UTILITIES NOT SHOWN ARE ASSUMED TO BE AT DEPTH AND LOCATION SHOWN ON RECORD DRAWINGS.
3. UTILITIES SHOWN WITHIN THE PROPERTY BOUNDARIES ARE THE PROPERTY OF THE OWNER.
4. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CITY OF CHICAGO.
5. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO WATER DEPARTMENT.
6. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF PUBLIC WORKS.
7. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF TRANSPORTATION.
8. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF STREETS AND SANITATION.
9. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF ENVIRONMENT.
10. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF ENERGY.
11. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF TELECOMMUNICATIONS.
12. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF AIRPORTS AND MICHIGAN AVENUE DEVELOPMENT.
13. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF CONSTRUCTION.
14. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF RECREATION AND LEISURE.
15. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF CULTURE AND SPECIAL SERVICES.
16. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF COMMUNITY DEVELOPMENT.
17. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF ECONOMIC DEVELOPMENT.
18. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF FINANCIAL SERVICES.
19. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF HEALTH AND HUMAN SERVICES.
20. UTILITIES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CHICAGO DEPARTMENT OF LABOR AND TRAINING.

**UTILITY LEGEND**

1" - 6" WATER	---
8" - 12" WATER	---
15" - 24" WATER	---
30" - 48" WATER	---
60" - 72" WATER	---
3" - 6" SEWER	---
8" - 12" SEWER	---
15" - 24" SEWER	---
30" - 48" SEWER	---
60" - 72" SEWER	---
12" - 18" GAS	---
24" - 30" GAS	---
42" - 48" GAS	---
60" - 72" GAS	---
12" - 18" ELECTRIC	---
24" - 30" ELECTRIC	---
42" - 48" ELECTRIC	---
60" - 72" ELECTRIC	---
12" - 18" TELEPHONE	---
24" - 30" TELEPHONE	---
42" - 48" TELEPHONE	---
60" - 72" TELEPHONE	---
12" - 18" CABLE	---
24" - 30" CABLE	---
42" - 48" CABLE	---
60" - 72" CABLE	---



1" - 6" WATER	---
8" - 12" WATER	---
15" - 24" WATER	---
30" - 48" WATER	---
60" - 72" WATER	---
3" - 6" SEWER	---
8" - 12" SEWER	---
15" - 24" SEWER	---
30" - 48" SEWER	---
60" - 72" SEWER	---
12" - 18" GAS	---
24" - 30" GAS	---
42" - 48" GAS	---
60" - 72" GAS	---
12" - 18" ELECTRIC	---
24" - 30" ELECTRIC	---
42" - 48" ELECTRIC	---
60" - 72" ELECTRIC	---
12" - 18" TELEPHONE	---
24" - 30" TELEPHONE	---
42" - 48" TELEPHONE	---
60" - 72" TELEPHONE	---
12" - 18" CABLE	---
24" - 30" CABLE	---
42" - 48" CABLE	---
60" - 72" CABLE	---

## EXHIBIT B



### ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

1001 Warwick Road  
Suite 350  
Lisle, Illinois 60532

Project: Hoffman Plaza Redevelopment  
Location: Hoffman Estates, IL  
Date: February 28, 2017

ITEM	DESCRIPTION	QUANTITY	UNITS	PRICE	TOTAL
2.01	18" Water Main - D.I.P.	99	LF	\$ 40.00	\$ 5,460.00
2.02	Pressure Connect Existing 6" Water Main	1	Allowance	\$ 15,000.00	\$ 15,000.00
2.03	Chlorinate/Test	1	Allowance	\$ 1,500.00	\$ 1,500.00
2.04	6" D.I.P.	60	LF	\$ 30.00	\$ 2,070.00
2.05	8" D.I.P.	849	LF	\$ 35.00	\$ 30,415.00
2.06	Fire Hydrant Assembly	3	EA	\$ 3,500.00	\$ 10,500.00
2.07	6" Valve Box	1	EA	\$ 2,300.00	\$ 2,300.00
2.08	8" Valve in Vault	6	EA	\$ 3,000.00	\$ 18,000.00
2.09	10" Valve in Vault	1	EA	\$ 4,000.00	\$ 4,000.00
2.10	8" Pressure Connection in Vault	1	EA	\$ 5,000.00	\$ 5,000.00
2.11	Trench Backfill	1,143	CY	\$ 42.00	\$ 48,006.00
				<b>Subtotal Water Main System</b>	<b>\$ 142,451.00</b>

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** Bev Romanoff, Clerk  
**FROM:** Alan Wenderski, Director of Engineering  
**DATE:** November 16, 2021  
**RE:** Hoffman Plaza – Public Acceptance

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SVAP Hoffman Plaza, L.P. has completed the installation of all public facilities related to the Hoffman Plaza (963-1009 N Roselle Road) redevelopment. The Engineering Division has inspected the public improvements and all work is acceptable.

The Engineering Division is recommending that the Village Board pass an ordinance accepting the associated public improvements constructed with Hoffman Plaza for maintenance and as called for per Section 10-7-5 of the Hoffman Estates Municipal Code.

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request approval of a request by Bystronic Manufacturing Americas, LLC for an ordinance for the acceptance of public improvements for Bystronic

**MEETING DATE:** November 22, 2021

**COMMITTEE:** Public Works & Utilities

**FROM:** Alan Wenderski, Director of Engineering

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**PURPOSE:** Accept the public water main improvements completed as part of the Bystronic development.

**BACKGROUND:** Bystronic was approved by the Village Board in 2018 and is located at 2200 West Central Road. To comply with Village Code and development standards a public water main loop was constructed to serve the property. Due to poor soil conditions along the eastern portion of the site, field changes to the location of the public water main were approved during construction. A revised plat of easement was approved by the Village Board in August 2021 and recorded in October 2021.

**DISCUSSION:** Final inspections have been completed and all deficiencies have been resolved. Village Board approval is required for acceptance of the public water main improvements.

Per Section 10-7-5 of the Municipal Code, an ordinance accepting the public improvements, a Bill of Sale, and Memo to the Village Clerk have been prepared. Also as required, a maintenance guarantee, in the form of cash, will remain in place for a period of 12-months from the date of acceptance. The maintenance guarantee is of sufficient amount to cover 10% of the original guarantee amount plus the full cost of the estimated Road Improvement Impact Fee.

Below is a list of attached documents:

1. Ordinance
  - a. Exhibit A – Bill of Sale
    - i. Exhibit A – Plan sheet highlighting public improvements
    - ii. Exhibit B – Cost of public improvements
  - b. Exhibit B – Memo to Clerk

**FINANCIAL IMPACT:**

The accepted public improvements will require typical maintenance. The Village retains a maintenance bond in the amount of \$43,970 to cover the 12-month maintenance requirement.

**RECOMMENDATION:**

Request approval of a request by Bystronic Manufacturing Americas, LLC for an ordinance for the acceptance of public improvements for Bystronic.

Attachments

ORDINANCE NO. \_\_\_\_\_ - 2021

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE ACCEPTING THE WATER MAIN IMPROVEMENTS WITHIN THE BYSTRONIC DEVELOPMENT FOR VILLAGE MAINTENANCE

WHEREAS, Bystronic Manufacturing Americas, LLC has submitted a Bill of Sale, plan sheet highlighting public improvements as well as cost of public improvements, which are attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the Village Engineer has filed with the Village Clerk a certificate to the effect that all public improvements required to be constructed or installed in connection with the approval of the plat of subdivision by the Village Board have been fully completed and the construction or installation thereof has been approved by him, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the public improvements located within the Bystronic development, more fully described on Exhibit "A" attached hereto, be and the same are hereby accepted for maintenance by the Village of Hoffman Estates.

Section 2: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



EXHIBIT A  
**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that Bystronic Manufacturing Americas, LLC, a Delaware limited liability company, ("Owner") in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration does hereby grant, sell, transfer, deliver and quit claim unto the Village of Hoffman Estates, a Municipal corporation in Cook and Kane Counties, Illinois ("the Village"), and the Village does hereby accept, the following goods, chattels and other items of personal property, ("the Public Improvements") located within the water main easement previously or concurrently granted by Owner to the Village (the "Water Main Easement") in the Village of Hoffman Estates, Illinois, namely:

1. Water Main - Each and every part and item of a system for the distribution of potable water installed within the Water Main Easement at the direction of the Village by McShane Construction Company LLC (the "Contractor") on behalf of the Owner except the pipe which transports water from the buffalo box to a single building commonly known as a house service.

The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village, with the exceptions noted, the ownership in all items of personalty which comprise the water distribution system within the Water Main Easement, to the extent owned by Owner. Nothing herein shall be deemed to convey ownership of any other personalty located within said Water Main Easement.

See attached Exhibit "A" (Plan sheet(s) highlighting the Public Improvements located within the Water Main Easement previously or concurrently dedicated to the Village by Owner).

See attached Exhibit "B" (Engineer's Opinion of Probably Construction Costs prepared by Spaceco, Inc. of public improvements installed within the Water Main Easement previously or concurrently dedicated to the Village by Owner).

The Owner does hereby covenant it is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free from all encumbrances; that the Owner has the right to quitclaim the same as aforesaid; and that the Owner warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said limited liability company.

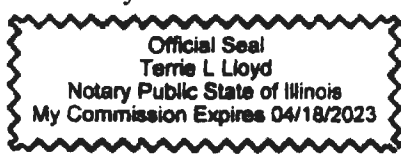
Dated at Hoffman Estates, Illinois, this 1<sup>ST</sup> day of November, 2021.  
Month

Bystronic Manufacturing Americas, LLC, a Delaware limited liability company

By *Robert St. Aubin*  
Robert St. Aubin, President  
Region Americas

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF Cook            )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2021, by Robert St. Aubin, President Region Americas of Bystronic Manufacturing Americas, LLC, a Delaware limited liability company on behalf of such entity.



*Terrie L. Lloyd*  
Notary Public Kane County, Illinois  
My Commission Expires: 4/18/23

ATTEST:

William McLeod  
Name

Village President  
Title

\_\_\_\_\_  
Signature

By: Bev Romanoff  
Name

Village Clerk  
Title

\_\_\_\_\_  
Signature

# Water Main

RECORD DRAWING  
APRIL  
DATE: 2020  
SHEET 2 OF 4

AS APPLICABLE TO VARIETY OF THIS FIELD

**GENERAL NOTES**

1. ALL UTILITIES TO BE SHOWN IN THIS FIELD

2. ALL UTILITIES TO BE SHOWN IN THIS FIELD

3. ALL UTILITIES TO BE SHOWN IN THIS FIELD

EXHIBIT A PAGE 1 OF 1

**STORM STRUCTURE LEGEND**

1. DRAIN

2. CATCH BASIN

3. SANITARY MANHOLE

4. FLANGED END SECTION

5. MANHOLE 6-2004 WITH TYPE D GRATE

6. MANHOLE 6-2004 WITH TYPE B GRATE

7. STRUCTURE WITH FLAT TOP

8. STRUCTURE WITH ECCENTRIC CORNER

**LEGEND**

1. STORM SEWER

2. SANITARY SEWER

3. PERFORATED UNDERDRAIN, IN. CON. 3/8

4. WOOD BIOMASS

5. CATCH BASIN

6. SANITARY MANHOLE

7. VALVE VAULT

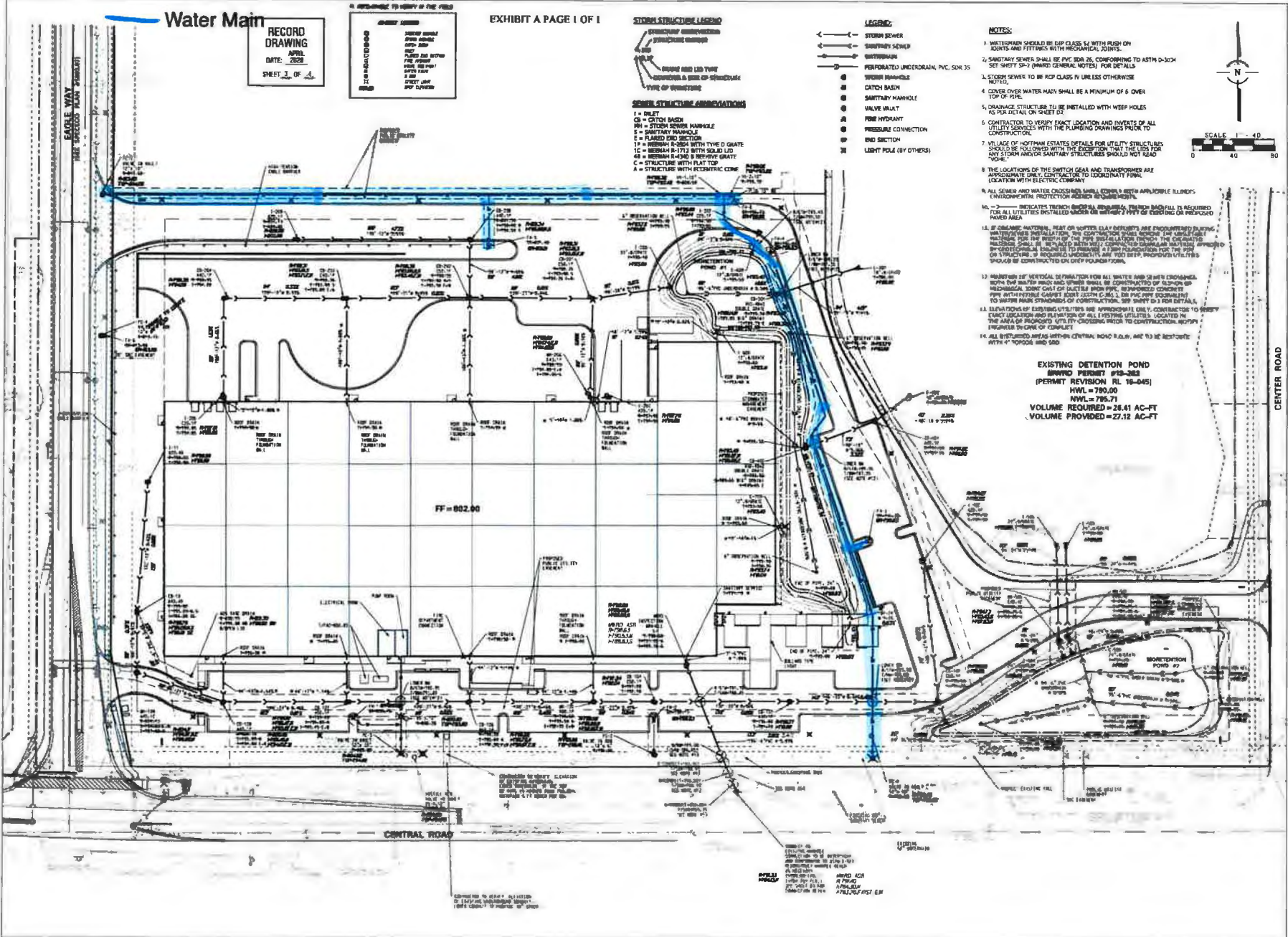
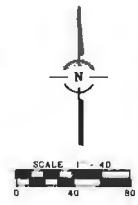
8. FIBRE HYDRANT

9. PRESSURE CONNECTION

10. END SECTION

11. LIGHT POLE (BY OTHERS)

- NOTES:**
1. WATERMAIN SHALL BE 60" CLASS 54 WITH RUSH ON JOINTS AND FITTINGS WITH MECHANICAL JOINTS.
  2. SANITARY SEWER SHALL BE PVC 30" R.C. CONFORMING TO ASTM D-3034 (SEE SHEET 20-1 (GENERAL NOTES) FOR DETAILS).
  3. STORM SEWER TO BE 36" CLASS IV UNLESS OTHERWISE NOTED.
  4. COVER OVER WATER MAIN SHALL BE A MINIMUM OF 6' OVER TOP OF PIPE.
  5. DRAINAGE STRUCTURE TO BE INSTALLED WITH WEEP HOLES AS FOR DETAIL ON SHEET 20-1.
  6. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERTS OF ALL UTILITY SERVICES WITH THE PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
  7. VILLAGE OF NORTHAM ESTATES DETAILS FOR UTILITY STRUCTURES SHALL BE FOLLOWED WITH THE EXCEPTION THAT THE TOP FOR ANY STORM AND/OR SANITARY STRUCTURES SHOULD NOT READ "0.0".
  8. THE LOCATIONS OF THE SWITCH GEAR AND TRANSFORMER ARE APPROXIMATE ONLY. CONTRACTOR TO COORDINATE FINAL LOCATION WITH ELECTRIC COMPANY.
  9. ALL SEWER AND WATER CROSSINGS SHALL COMPLY WITH APPLICABLE ILLINOIS ENVIRONMENTAL PROTECTION REQUIREMENTS.
  10. --- INDICATES TRENCH (HORIZONTAL DIMENSIONS). TRENCH BACKFILL IS REQUIRED FOR ALL UTILITIES INSTALLED UNDER THE SURFACE OF EXISTING OR PROPOSED PAVED AREA.
  11. IF EXISTING MATERIALS, REAR OR WOODER CLAY DIFFERS ARE ENCOUNTERED DURING WATERMAIN INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR THE METHOD OF THE PIPE AND SHALL BE RESPONSIBLE FOR THE NECESSARY REPAIRS. REPAIRS SHALL BE INSTALLED WITH NEW 1" COMPACTED GRANULAR MATERIAL APPROVED BY CONTRACTOR. REPAIRS SHALL BE TO PREVENT A FURTHER PROBLEM FOR THE PIPE OR STRUCTURE. IF REQUIRED UNDERLAYMENT ANY TRENCH PROPOSED UTILITIES SHOULD BE CONSTRUCTED ON ONE HOUR PATCH.
  12. NUMBER OF VERTICAL CURVATURE FOR ALL WATER AND SEWER CROSSINGS NORTH AND SOUTH SHALL BE AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING JOINT COAT OF SUELFER AND EPIC. IF IMPROVED CONCRETE PIPE WITH FIBRE GLASS REINFORCED (FRP) IS USED, CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT IMMEDIATELY. SEE SHEET 20-1 FOR DETAIL.
  13. ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. LOCATED IN THE AREA OF PROPOSED UTILITY CROSSING PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IN CASE OF CONFLICT.
  14. ALL EXISTING AREAS WITHIN CENTRAL ROAD RULIN. ARE TO BE RESTORED WITH 4" TOPSOIL AND GRASS.



EXISTING DETENTION POND  
BRUNN PERMIT #18-263  
(PERMIT REVISION RL 18-045)  
HWL = 790.00  
HWL = 795.71  
VOLUME REQUIRED = 28.81 AC-FT  
VOLUME PROVIDED = 27.12 AC-FT

**HEITMANN ARCHITECTS INCORPORATED**

555 PIERCE ROAD, SUITE 110  
17454 ILLINOIS 60141 USA  
TEL 630 713 3551  
FAX 630 720 3678

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

**IMEG**

**Bystronic**

**NEW NORTH AMERICAN HQ**  
NORTHAM ESTATE, ILLINOIS

GENERAL CONTRACTOR

**McSHANE CONSTRUCTION**

CIVIL ENGINEER

**S**

DATE	DESCRIPTION	BY	APP'D
04/22/2018	P & Z SUBMITTAL SET		
08/22/2018	P & Z RESPONSE		
07/25/2018	REVISED AND P & Z RESPONSE		
08/16/2018	PER VILLAGE OF THE		
10/01/18	PLUMBING PERMIT INTERVIEW		
10/05/18	PLUMBING PERMIT APPROVED		
10/22/18	PER PERMITTED		
10/23/18	PER COUNTY DOTH		
07/31/19	PER OWNER		
09/30/2018	PER ILLINOIS STATE BOARD OF ARCHITECTS		

DATE	DESCRIPTION
08/20/18	PER ARCHITECT
08/22/2018	PER ARCHITECT

PROJECT NUMBER: **UT1**

DATE: 8/20/18

**SPACECO, INC.**

FILE NAME:EOPC 5803.18  
9/27/2018

Engineer's Opinion of Probable Construction Cost

<u>ITEM</u>		<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1. FIRE HYDRANT	W/AUX. VALVE AND BOX	7	EA	\$ 3,000.00	\$ 21,000.00
3. WM, DI CL 52 W/FITTINGS	6"	197	LF	\$ 25.00	\$ 4,925.00
5. WM, DI CL 52 W/FITTINGS	10"	1,405	LF	\$ 35.00	\$ 49,175.00
6. WM TRENCH BACKFILL	LINEAL FOOT	230	LF	\$ 20.00	\$ 4,600.00
7. PRESSURE CONNECTION	12" X 8" VALVE IN BOX	2	EA	\$ 1,000.00	\$ 2,000.00
7. PRESSURE CONNECTION	12" X 10" VALVE IN VAULT	3	EA	\$ 5,000.00	\$ 15,000.00
9. VALVE	10" IN 48" VAULT	3	EA	\$ 3,000.00	\$ 9,000.00
9. VALVE	12" IN 60" VAULT	1	EA	\$ 3,500.00	\$ 3,500.00
9. 10" WM PLUG		1	EA	\$ 500.00	\$ 500.00
<b>D. WATERMAIN IMPROVEMENTS</b>				<b>Sub-Total =</b>	<b>\$ 109,700.00</b>

**E. SANITARY SEWER IMPROVEMENTS**

1. CONNECT TO SANITARY MANHOLE		1	EA	\$ 1,200.00	\$ 1,200.00
2. SANITARY MANHOLE, TYPE A	48" DIA, <10' DEEP	1	EA	\$ 3,500.00	\$ 3,500.00
3. SANITARY SEWER, PVC SDR 26	6"	142	LF	\$ 25.00	\$ 3,550.00
4. SANITARY TRENCH BACKFILL	<10' DEEP	80	LF	\$ 30.00	\$ 2,400.00

**E. SANITARY SEWER IMPROVEMENTS** Sub-Total = \$ 10,650.00

**F. LANDSCAPING IMPROVEMENTS**

1 L.SUM \$ 12,000.00 \$ 12,000.00

**G. SITE LIGHTING**

1 L.SUM \$ 40,000.00 \$ 40,000.00

SUBTOTAL = \$ 1,236,152.50

10% CONTINGENCY= \$ 123,615.25

**TOTAL= \$ 1,359,767.75**

**NOTES:**

- This estimate is prepared based on "Site Improvement Plans for Bystronic Huntington 90 West" Dated 04/27/18
- This estimate is prepared as a guide only. SPACECO makes no warranty that actual costs will not vary from the amounts indicated, and assumes no liability for such variance.
- This estimate **DOES NOT** include:
  - PERMIT FEES
  - REVIEW FEES
  - MASS GRADING

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** Bev Romanoff, Clerk  
**FROM:** Alan Wenderski, Director of Engineering  
**DATE:** November 16, 2021  
**RE:** **Bystronic – Public Acceptance**

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Bystronic Manufacturing Americas, LLC has completed the installation of all public facilities related to the Bystronic (2200 W Central Road) development. The Engineering Division has inspected the public improvements and all work is acceptable.

The Engineering Division is recommending that the Village Board pass an ordinance accepting the associated public improvements constructed with Bystronic for maintenance and as called for per Section 10-7-5 of the Hoffman Estates Municipal Code.

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request authorization to purchase 4,200 tons of road salt at a cost of \$52.18 per ton (\$219,156 in total) through the 2021/22 State of Illinois joint purchasing contract with Compass Minerals America Inc., Overland Park, KS.

**MEETING DATE:** November 22, 2021

**COMMITTEE:** Public Works & Utilities

**FROM:** Joseph Nebel, Director of Public Works  
Kelly Kerr, Assistant Director of Public Works

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**BACKGROUND:** On June 7, 2021, the Village Board authorized participation in the Illinois Department of Transportation (IDOT) 2021/22 joint purchasing program with a commitment to purchase 3,500 tons of road salt. This contract requires the Village to purchase a minimum of 80% of this total (2,800 tons) while allowing a maximum purchase of 120% (4,200 tons) at the set contract price.

On October 25, 2021, the Village received notice from the State that the 2021/22 road salt contract has been awarded to Compass Minerals America, Inc. The contract price for the Village is \$52.18/ton. Pricing from previous years is included as an appendix to this memo.

**DISCUSSION:** The Village currently has approximately 2,800 tons of salt in storage. The average seasonal salt usage for the Village is 4,200 tons.

Current forecasts indicate conditions similar to those of last season and Staff believes the requested quantity of 2,800 to 4,200 tons will be sufficient. Should there be a need to exceed 4,200 tons during FY'22, Staff will return and request authorization from the Committee to proceed with any additional purchase recommendations.

**FINANCIAL IMPACT:** A request of \$360,000 is included in the FY'22 budget proposal for road salt based on prior season pricing of \$89/ton.

**RECOMMENDATION:**

Request authorization to purchase 4,200 tons of road salt at a cost of \$52.18 per ton (\$219,156 in total) through the 2021/22 State of Illinois joint purchasing contract with Compass Minerals America Inc., Overland Park, KS.

**APPENDIX A: State joint purchase contract salt pricing 2011 – current**

<b>Year</b>	<b>Amount (tons)</b>	<b>Cost per ton</b>	<b>Season Usage</b>
<b>2020-2021</b>	<b>3,200</b>	<b>\$89.33</b>	<b>4,900</b>
<b>2019-2020</b>	<b>2,400</b>	<b>\$89.33</b>	<b>3,284</b>
<b>2018-2019</b>	<b>4,300</b>	<b>\$48.97</b>	<b>4,840</b>
<b>2017-2018</b>	<b>3,600</b>	<b>\$48.97</b>	<b>4,308</b>
<b>2016-2017</b>	<b>3,500</b>	<b>\$65.08</b>	<b>2,507</b>
<b>2015-2016</b>	<b>3,500</b>	<b>\$65.08</b>	<b>3,171</b>
<b>2014-2015</b>	<b>6,960</b>	<b>\$52.31</b>	<b>3,420</b>
<b>2013-2014</b>	<b>5,800</b>	<b>\$52.31</b>	<b>7,549</b>
<b>2012-2013</b>	<b>2,000</b>	<b>\$53.38</b>	<b>4,885</b>
<b>2011-2012</b>	<b>6,000</b>	<b>\$60.33</b>	<b>2,940</b>

## Kelly Kerr

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**From:** Eck, Jack <jack.eck2@illinois.gov>  
**Sent:** Monday, October 25, 2021 4:04 PM  
**Cc:** will.stephens2@illinois.gov; devin.mcquillan@illinois.gov  
**Subject:** FY22 Rock Salt - Compass Contract P-30920  
**Attachments:** P-30920 JPMC Rock Salt Contract Executed Compass 211022 Redacted.pdf; P-30920 Rock Salt FY22 Compass.xlsx

Hello everyone. I have attached the executed contract (P-30920) with Compass Minerals America, Inc. along with an excel spreadsheet that shows the line item detail for each location. Also, I am including a link to the BidBuy website for you to view if necessary.

<https://www.bidbuy.illinois.gov/bsv/view/search/external/advancedSearchContractBlanket.xhtml>.

In the description field you will type in what type of contract you are looking for. In this case you are going to type "rock salt" and click the "search button. This should return all the current Rock Salt contracts at this time. You can click on P-30920 and scroll to "Agency Attachments" and find all the documents needed. CMS will not be sending any other documents out this year.

At this point you may contact Compass to order rock salt and schedule your deliveries. The contact information is listed below.

Thank you.

customer service: 800-323-1641 x 1. Or  
[highwayorders@compassminerals.com](mailto:highwayorders@compassminerals.com)



**Jack Eck**  
Buyer, BOSS  
Central Management Services  
1000 E Converse St, Springfield, IL 62702  
Phone: 217-785-1659  
[jack.eck2@illinois.gov](mailto:jack.eck2@illinois.gov)

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PROTECTED VIEW Be careful—email attachments can contain viruses. Unless you need to edit, it's safer to stay in Protected View.

	A	B	C	D	E	F	G	H	I
23	Forest Park, Village of	517 DesPlaines Ave., Forest Park, IL 60130	7343 W 15th St.	1800	\$55.97	Compass	P-30920	22	sstella@forestpark.net
24	Franklin Park, Village of	9500 Belmont Avenue	3590 Mannheim	3000	\$49.78	Compass	P-30920	23	jlauro@vofp.com
25	Glenbrook North H.S., Dist 225 (Northbrook)	3801 W. Lake Ave. Suite 200	2300 Shermer Road	100	\$62.58	Compass	P-30920	24	kptak@glenbrook225.org; agan@glenbrook225.org
26	Glenbrook South H. S. Dist 225 (Glenview)	3801 W. Lake Ave. Suite 200	4000 Lake Ave.	100	\$62.58	Compass	P-30920	25	kptak@glenbrook225.org; agan@glenbrook225.org
27	Hanover Township Hwy. Dept.	<b>250 S. Route 59, Bartlett, IL 60103</b>	<b>525 Shales Parkway</b>	900	\$62.79	Compass	P-30920	26	ssantangelo@hanover-township.org
28	<b>Harwood Heights, Village of</b>	7300 W. Wilson Harwood Heights IL, 60706	7101 W. Wilson Ave.	450	\$61.78	Compass	P-30920	28	masior@harwoodheights.org
29	Hickory Hills, City of	7700 W. 98th Street	7700 W. 98th Street	600	\$59.20	Compass	P-30920	29	slehr@hickoryhillsil.org
30	Hillside, Village of	425 Hillside Avenue, Hillside, IL 60162	4151 May Street	1900	\$56.78	Compass	P-30920	30	jpisano@hillside-il.org
31	Hodgkins, Village of	8990 Lyons street Hodgkins IL 60525	6825 Santa Fa Drive	1200	\$57.97	Compass	P-30920	31	jkovel@villageofhodgkins.org
32	Hoffman Estates, Village of	<b>1900 Hassell Road, Hoffman Estates, IL 60169</b>							
33	Hometown, City of	4331 Southwest Highway	4331 Southwest Highway	420	\$59.20	Compass	P-30920	33	hometownpublicworks@gmail.com
34	Homewood, Village of	17755 S. Ashland Ave. Homewood, IL 60430	17755 S. Ashland Avenue	1200	\$57.18	Compass	P-30920	34	jschaefer@homewoodil.gov
35	Justice, Village of	8748 W. 82nd Pl. Justice, IL 60458	8750 Industrial Dr.	1100	\$57.18	Compass	P-30920	35	jcekus@villageofjustice.org
36	Kenilworth, Village of	419 Richmond Rd.	347 Ivy Ct.	60	\$61.78	Compass	P-30920	36	dleicht@vok.org
37	La Grange Park District	536 East Ave.	536 East Ave.	50	\$60.97	Compass	P-30920	37	claudiagalla@pdlg.org
38	La Grange Park, Village of	447 N. Catherine Ave, La Grange Park, IL 60526	937 Barnsdale Road	600	\$60.97	Compass	P-30920	38	rradde@lagrangepark.org
39	La Grange, Village of	320 East Avenue, La Grange, IL 60525	720 E. Cossitt Avenue	1680	\$55.97	Compass	P-30920	39	dbruton@lagrangeil.gov
	Lemont Township Hwy. Dept.	1115 Warner Avenue	12750 Archer Avenue	1000	\$57.97	Compass	P-30920	40	brian-schmitz@lemonttownship.org; mark-labno@lemonttownsh



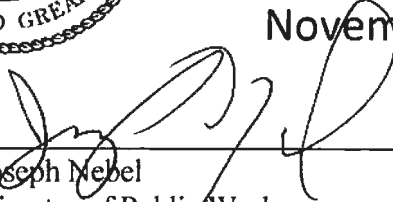
# VILLAGE OF HOFFMAN ESTATES

## DEPARTMENT OF PUBLIC WORKS

### October 2021 MONTHLY REPORT

SUBMITTED TO: Public Works Committee

November 2021

  
Joseph Nebel

Director of Public Works

  
Kelly Kerr

Assistant Director of Public Works

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#### 2021 VALVE ASSESSMENT PROGRAM

**October 2021: A virtual project kick-off meeting with Wachs Water Services was held on September 22, 2021 for the exercise and assessment of 500 valves and a concurrent leak survey. Work is scheduled to begin in November. Areas to be covered include: Highlands; PIE; Moon Lake Trails; Links of Poplar Creek; Poplar Creek Club Homes; Hilldale Multicon; Hilldale Green; Morningside; and High Point.**

#### WATER SYSTEM INTERCONNECT WITH PALATINE

June 2020: Village Board authorized an intergovernmental agreement with the Village of Palatine (VoP) for joint engineering and construction of an emergency water system interconnect. A contract was awarded to Baxter and Woodman Inc. (B&W) for engineering services (design) and construction management of this project.

August 2020: A project kick-off meeting was held.

April 2021: Obtained easement agreement with Little City, owner of the property through which the system interconnect will be constructed. Preliminary engineering plan outline is complete with all necessary approvals from VoP, VoHE, and Little City. Design of the interconnect station and control system is complete. Topographical survey of the construction site is complete. Geotechnical investigation of the proposed route is complete. Preparation of bid documents and construction plan continues.

May 2021: Detailed design of the system interconnect is complete. Critical sites have been selected for soil sampling and Clean Construction or Demolition Debris (CCDD) testing. Final review of project PS&E is ongoing before bidding.

June 2021: Soil sampling and testing are complete for the CCDD assessment. Following a successful bid process, recommendation was made to award the construction contract in early July.

July 2021: The contracts for manufacturing the interconnect booster station (EFI Solutions) and installation of the booster station pumping system and water mains (Mauro Sewer Construction, Inc.) were awarded. Construction is pending IEPA permit approval.

August 2021: IEPA permit was issued for installation of water main in Palatine. The permit for installation of water main and the booster station in Hoffman Estates is pending. A preconstruction meeting was held for this project. Shop drawings for the booster station are being reviewed by staff.

September 2021: Construction started on September 27, 2021 for installation of water main in Palatine. Installation of over 120 feet of water main, including a valve, is complete. IEPA permit is pending for installation of water main and the booster station in Hoffman Estates. Review of shop drawings for the booster station is partially complete with instructions to the engineer for roof color, style of station, and wall and door color. More shop drawings will be submitted for staff review.

**October 2021: Installation of over 2,200 feet of water main in Palatine, including 9 valves and 5 hydrants, is complete. Flushing, pressure testing, disinfection, and water sample testing of the new water main is complete with an IEPA operating permit issued. An IEPA permit has also been issued for installation of water main and a booster station in Hoffman Estates. It is expected that work in Palatine will be complete in mid-November and installation of water main in Hoffman Estates will begin in late November.**

#### HUNTINGTON ROAD WATER MAIN REPLACEMENT

August 2019: Village Board authorized a contract with HR Green for engineering services for the replacement of approximately 2,500' of 16" transmission water main along Huntington Boulevard between Lakewood and Mundhank. The soil in this location is highly corrosive, causing excessive degradation of water main in this area.

May 2020: Design and engineering plans are complete. This includes 2,350' of 18" HDPE pipe with necessary valves and hydrants. IEPA construction permit issued. An application has been submitted to the State of Illinois Rebuild Illinois Public Infrastructure grant program to secure funding for this project.

**October 2021: This project continues to be on-hold, pending results from the 2020 Rebuild Illinois grant application.**

#### GOLF LIFT STATION REPLACEMENT

May 4, 2020: Village Board authorized the construction contract with Rausch Infrastructure, LLC for Golf Road Lift Station Replacement. The scope of work covers replacing the existing steel can style lift station with a submersible pump lift station, temporary bypass pumping, demolition of the existing structure, rehabilitation of the existing wet well, and installation of the following: new concrete wet well and valve vault; submersible pumps and motors; controls in a prefabricated concrete building; and new emergency generator.

August 5, 2020: Pre-construction meeting was held and notice for construction to proceed was issued.

September 2020: Review of shop drawings for necessary revisions and corrections is complete. Construction was delayed due to unanticipated IDOT permit requirements.

October 2020: Construction was further delayed due to new ComEd requirements concerning the electric service line for the new station. The IDOT construction permit application was resubmitted including a widened driveway and directional boring for conduit installation that will cross Golf Road for the new electric line.

December 2020: Design of the new Golf Road conduit crossing for the ComEd service line is complete.

February 2021: Responded to all final comments from IDOT with corrected application and plan. Delivery of variable frequency drives (VFDs) has been scheduled.

March 2021: IDOT permit was issued. Construction is scheduled to begin in April.

April 2021: Construction has begun with installation of site fencing and closing of the right turn lane on Golf Road at this location. Removal of existing landscape vegetation and pavement is complete. New wet well H-beams were positioned for installation. Force main, bypass line, and electrical connection were exposed via hydro-excavation to avoid accidental damage.

May 2021: Installation of H-beams for new wet well structure is complete. Excavation for new wet well is 80% complete. Revisions to the new bypass pumping system plans are ongoing following discovery of a conflict with an existing conduit containing an IDOT traffic control signal fiber.

June 2021: Excavation for the new wet well is complete. Installation and construction of the new cast-in-place structure is 50% complete. A purchase order was issued to IDOT's contractor to relocate a traffic signal fiber/conduit that is in conflict with this project. This relocation work is pending IDOT approval.

July 2021: Installation and construction of the cast-in-place structure for the new wet well and valve vault is 75% complete. Further investigation of the IDOT conduit confirmed that the line was abandoned and no longer in conflict with construction.

August 2021: Exterior coating of the new wet well and valve/piping vault is complete. Submersible pump elbow piping installation is complete.

September 2021: Surface preparation for the interior coating of the new wet well and valve vault is complete. Coating will start in early October. The existing force main was exposed for connection to the new wet well and new discharge piping. Foundation work for the new generator started with the old generator relocated to a temporary location. Installation of bypass pumping is schedule in early October, 2021.

**October 2021: Interior coating of the new wet well and valve vault is complete. Construction of the flow meter vault and force main bypass connection is complete. Installation of new pumps is scheduled for November.**

#### WATER TOWER PAINTING – T2 AND T4

December 2, 2019: The Village Board authorized a contract with L.C. United Painting Co. for the painting of water towers at Stonington Boulevard (T2) and Huntington Boulevard (T4) and other miscellaneous items of work.

February 2020: Final approval for a low interest loan from the IEPA to fund this project was received.

April 2020: A pre-construction meeting was held. The siren post at T4 was relocated to avoid being damaged during this project and a temporary pole was installed to allow relocation of existing antennas affixed to the tower. Interior cleaning of T4 is complete with exterior cleaning in progress. A significant majority of metal repairs were completed including welding of the wet interior roof hatch and other minor rehabilitation.

May 2020: T4 painting is substantially complete including all metal repairs, foundation painting, and other miscellaneous work.

June 2020: T4 was returned to service on June 4, 2020 following disinfection and two consecutive successful water samples. Preparation for the painting of T2 began with minor metal repairs. All remaining work on T2 is scheduled to begin in September, 2020.

July and August 2020: No work was performed. The contractors was making effort to hire Illinois workers for the remaining work of T2 painting.

September 2020: Antennas for cellular services have been relocated back to T4 and the temporary tower has been removed. Landscape restoration is also complete at T4 site. The contractor is waiting for approval by the attorney general office for exemption from the employment act so that they can use the same crew of non-Illinois workers to start T2 painting.

October 2020: A request for a completion date extension was submitted to the IEPA for approval. The proposed new substantial completion date is June 30, 2021 with a new final completion date of July 30, 2021. The changed completion date will provide the contractor a guaranteed period of favorable weather to start and complete the project.

November 2020: Received IEPA approval for Change Order #2 regarding the extension of the final contract completion date to July 30, 2021.

June 2021: No progress. The contractor awarded this project has requested an extension to complete this project. The contractor has reported delays due to supply chain interruptions due to the COVID-19 pandemic, preventing them from obtaining the paint required for this project.

July 2021: No progress. Staff is in discussion with the IEPA regarding loan term extension and with the contractor regarding options for settlement of possible liquidated damages for not fulfilling the contracted work.

August 2021: Staff has completed the form to extend the loan with the IEPA. Approval is pending.

September 2021: IEPA approved loan term extension to July 30, 2022.

**October 2021: No progress.**

#### WATER DISTRIBUTION SYSTEM STUDY

April 1, 2019: The Village Board authorized a contract with Burns & McDonnell for engineering services to study and evaluate the water distribution system.

May 2019: A project kick-off meeting was held. Data collection and processing began.

September - November 2019: Necessary software was integrated with the Village SCADA system to allow a comprehensive analysis of water system operation. Plans were made for fire flow testing and telog installation. Work began on a hydraulic model of the water system. Field measurements (fire flows and pressures), field data insertion into the model, and model calibration is complete. Water tower evaluation is complete.

June 2020: A hydraulic evaluation of the distribution system continued, following a delay due to the COVID-19 pandemic, including analysis of existing or future water tower locations, potential water main improvements, and water storage turnover/replenishment as well as a detailed review and simulation of the hydraulic model.

July 2020: Preparation continued on the final report of this study. Analysis continued on pumping, pressure, and storage turnover/replenishment.

August 2020: Team meeting was held to review draft report and conduct simulation run of the hydraulic model of the water distribution system under various scenarios. Parameters for water main replacement analysis was outlined.

September 2020: Successful coordination meeting was held with JAWA operation team on pressure and flow control for T2 painting project.

October 2020: Evaluation of T2 isolation for painting and analysis of water system storage turnover/replenishment is complete.

November 2020: Finalized recommendations for the capital improvement plan concerning future plans for the water tower located at Aster Lane.

December 2020: Initial transmission main system improvement evaluations are complete.

February 2021: Conducted site visits to evaluate existing pump stations.

April 2021: Work for the final report, an in-depth evaluation of a water main replacement program, continues.

May 2021: Review of an initial draft report is complete. Comments have been submitted to the Engineer requesting revisions.

September 2021: A revised draft report has been submitted for review.

**October 2021: Comments for further revision of the draft report were sent to the Engineer.**

#### MWRD IICP ENGINEERING

July 2, 2018: The Village Board approved a contract with Baxter & Woodman Consulting Engineers for engineering and field services required for compliance with the MWRD Infiltration/Inflow Control Program (IICP), including: condition assessment of high-risk sanitary sewer infrastructure; preparation of a plan for rehabilitation of major defects within three years of identification; recording identified illegal connections in high-risk areas; development and implementation of an ongoing program to identify and disconnect these connections as a Private Sector Program (PSP); and development and submittal of annual reports under the MWRD Short Term Requirements and Long Term Operation and Maintenance Program (LTOMP).

August 2018: A project kick-off meeting was held. Planning for smoke testing of sanitary sewers in high-risk areas began.

October 2018: Smoke testing was completed in all high risk areas (12 sub-basins with a total of 133,133 feet of sewer mains) per MWRD standards. Review of the final report is complete and 4 areas were identified for dye water testing to further determine the source of infiltration and inflow at these sites.

May – June 2019: Camera inspection of the remaining 173 required manholes is complete. Dye water testing is complete. A list of critical sewer repairs to occur in 2019 and 2020 was selected for IICP compliance.

September 2019: Design engineering and preparation of bid documents is complete. The project was successfully bid out and awarded to Michels Pipe Services.

December 2019: A pre-construction meeting was held and work planning completed.

January – February 2020: Sewer cleaning and inspection is complete. The required annual compliance report was submitted to MWRD.

June 2020: Sanitary sewer rehabilitation via cured-in-place pipe (CIPP) lining began, delayed due to the COVID-19 pandemic. Rehabilitation of approximately 1,630' of pipe is complete.

July 2020: Repair and rehab is substantially complete in compliance for MWRD IICP for Year 2020. Approximately 4,350' of lining and all post lining video-inspection is complete. Compilation of a deficiency list is in progress with on-going review.

August 2020: The list of deficient items was send to contractor and correction has been completed. Also completed is the 3rd party testing of rehabilitated sewer for structure strength, pending engineer's review and approval.

September 2020: Review of the 3rd party testing results is completed by the engineer with recommendation to approve closing the 2020 project of sanitary sewer rehabilitated, pending final invoice from the construction contractor.

October 2020: Continued review of inspection footage in preparation for the 2021 critical sanitary sewer rehabilitation program.

November 2020: The final invoice for completed 2020 sewer rehabilitation work and review of MWRD comments on the annual compliance report are pending.

December 2020: The engineering proposal was reviewed and approved for assistance in completing the final 2020 compliance report. This work is projected to begin in January, 2021. Final invoice is pending for construction work completed in 2020.

January 2021: Annual compliance report for 2020 is being assembled. The final invoice has been approved for construction work completed in 2020.

February 2021: Annual compliance report for 2020 was submitted to MWRD.

March 2021: Prepared response for comments from MWRD and continued CCTV inspection of high risk sewers.

April 2021: Received final approval letter from MWRD regarding the Village's proposed Private Sector Program and Long-term Operation and Maintenance Program.

May 2021: Received final approval verbally from MWRD regarding the Village's annual compliance report for years 2017, 2018, and 2019. The Village is awaiting the formal approval letter.

July 2021: The Village received formal approval on the annual compliance reports for 2017, 2018, and 2019. The next phase of compliance work will begin following approval of the 2020 annual compliance report, submitted in March 2021.

**October 2021: No progress.**

## Administration

1. Hosted a record 375 guests at the 2021 Public Works Open House. This event included a tree removal demonstration, various hands-on or interactive table displays, and the annual pumpkin smash composting opportunity.

## Customer Services

### Fast Action Service Team (FAST):

1. Completed oversight of the annual sidewalk replacement program.

Fast Action Service Team (FAST)												
Customer Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
132	116	212	196	195	236	201	222	304	156			1,970



### Customer Service Team:

Customer Service Team												
Water Billing - Customer Service Appointments												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
35	20	46	66	56	31	46	41	46	8			395
Finance-generated Water Meter Readings												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
176	135	151	152	136	87	99	61	62	77			1,136
Delinquent Water Accounts												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
106	124	136	186	113	103	140	79	106	144			1,237



New Construction Inspections												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	1	2	1	2	1	1	2	3	2			16
Customer Service Requests - Gov Q&A/Meter Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8	13	24	39	21	20	6	9	14	14			168
B-box Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	0	0	0	0	0	2	7	3			12
MIU Installations/Replacements												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
17	6	16	34	61	23	0	6	28	14			205

**Utility Locates Team:**

- Continued providing locates related to the Microsoft Data Center project and for ComEd mainline upgrades in north Hoffman.

Utility Locates Team												
JULIE Locates												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
130	95	529	229	805	727	615	675	578	547			4,930
Emergency JULIE Locates												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
19	18	34	17	54	83	30	39	64	50			408
Utility Joint Meets												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
3	2	12	6	22	16	12	17	14	12			116

**Facilities**

- Repaired make up air unit heating issue in the Public Works Center garage.
- Winterized Village Green for the season, flushing out all water lines and restroom toilets and sinks.
- Winterized Village Hall cooling tower and fountain.
- Continued preparing bid packets and agenda items related to NOW Arena SVOG capital replacement projects.

Facilities												
Preventative Maintenance Program - Staff Hours												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
104	79	128	111	99	117	84	83	114	119			1,038

**Fleet Services**

- Continued preparing vehicles and equipment for upcoming snow and ice season.
- Continued recall campaign on International trucks.
- Began preparing new PD vehicles for service.

Fleet Services												
Preventative Maintenance Program - Number of Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
17	25	33	27	18	36	21	28	44	39			288
Vehicles Sent for Warranty Repair												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8	2	15	4	3	4	3	4	6	2			51

## Forestry

1. Concluded Village-wide brush pick up program.
2. Continued preparations for the 2021 fall tree planting program.
3. Prepared for the 2021 contractual tree trimming program.

Forestry												
Customer Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
10	2	26	33	71	69	80	140	71	41			543

## Maintenance & Construction

### Storm Sewer Team:

1. Completed concrete restorations at excavation sites (12 locations).

Storm Sewer Team												
Feet of Storm Sewer Flushed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1,650	1,290	1,300	780	0	1,950	650	520	925	200			9,265
Catch Basin Rebuilds												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	1	0	3	5	6	7	6	4	3			35

### Construction/Maintenance Team:

1. Conducted leak detection for water main leak at Sears Holdings.

Construction/Maintenance Team												
B-box Repair/Replacement												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	1	7	5	4	7	9	8	9	4			55
Hydrant Replacement												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	1	1	4	5	3	3	3	0			20
Valve Repair/Replacement												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	2	2	2	0	2	2	2	4			16

Water Main/Service Line Leak Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
3	0	4	4	2	3	8	3	3	3			33

## Traffic Operations

### **Pavement Maintenance Team:**

1. Assisted Street Light team in emergency pole knockdown.
2. Assisted Construction Team with concrete site restorations.

Pavement Maintenance Team												
Tons of Hot Asphalt Installed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0.0	0.0	0.0	30.8	30.9	43.8	42.9	43.9	50.3	27.3			269.9
Tons of Cold Asphalt Installed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5.5	2.8	11.5	2.3	1.5	0.3	0.0	0.3	0	0.5			24.5

### **Sign Team:**

1. Continued site obstruction clearance.
2. Performed type-I sign reposting on Edgefield Ln.

Sign Team												
Repaired/Replaced Signs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2	20	11	6	7	2	3	0	10	3			64
Signs Fabricated and Installed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
41	22	24	109	126	342	67	119	93	183			1,126

### **Street Light Team:**

1. Continued assisting Asphalt Team with driveway, inlet, and excavation site restorations.
2. Secured street light knockdown at 4370 Huntington Blvd.
3. Repaired message board on Beverly Rd.

Street Light Team												
Customer Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	2	2	2	2	2	3	3	0	3			19
Street Lights Repaired												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
6	5	9	9	9	2	1	4	9	3			57

## Water Operations

### Operations Team:

1. Installed a new chlorine analyzer at Abbey Wood Pumping Station.
2. Installed a new mixer at WDA lift station.
3. Installed rebuilt pump at Phizer lift station.
4. Installed new cathodic protection at Moon Lake lift station.
5. Installed new block heaters at Moon Lake and Hilldale lift stations.

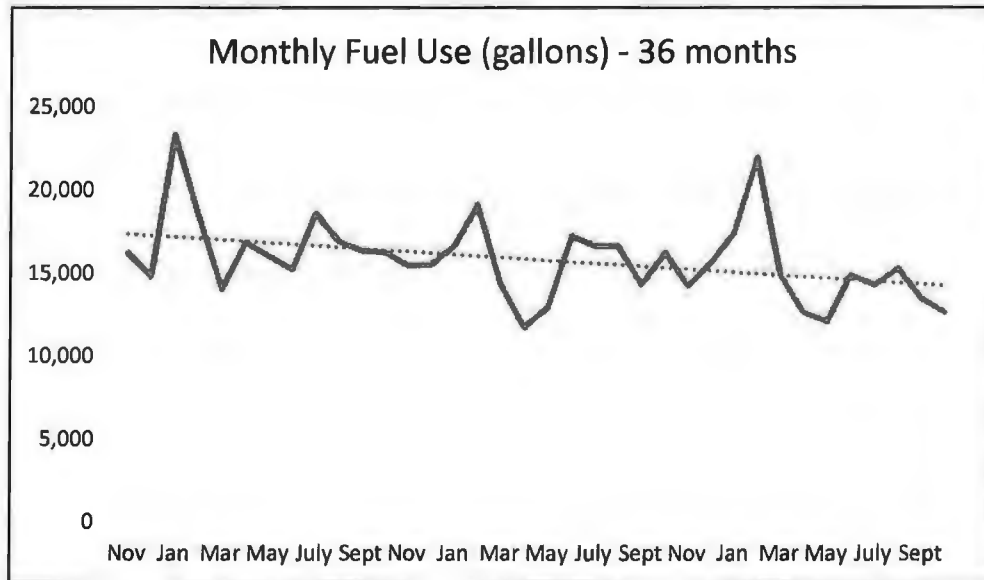
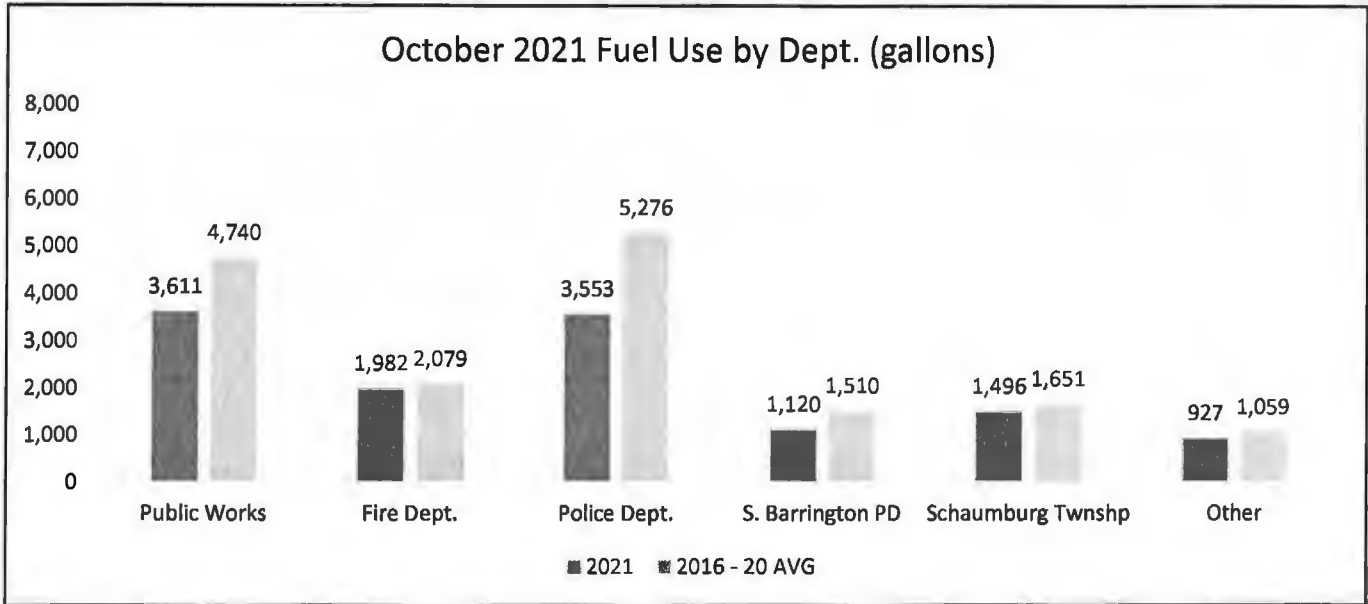
Operations Team												
Resident Water Quality Tests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	5	6	4	4	3	2	2	4	3			33

### Sanitary Sewer Flow Management Team:

1. Continued hydrogen sulfide treatments at University and WDA lift stations.
2. Conducted flushing/root cutting in the Highpoint area.
3. Televised Huntington Road, Evanston Street, and Glendale Lane to identify sanitary and storm sewer pipe defects.

Sanitary Sewer Flow Management Team												
Sewer Lines Flushed (feet)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1,200	1,300	4,880	15,000	20,200	30,500	9,020	20,115	26,870	18,900			147,985
Sanitary Main Inspections (feet)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
200	350	740	250	330	200	150	600	345	325			3,490

## Fuel Use Report

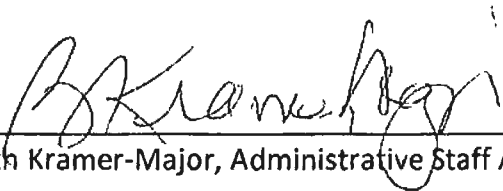


## DEPARTMENT OF PUBLIC WORKS

# Memo

**TO:** Public Works Leadership Team [J. Nebel, K. Kerr, H. Xiao, P. Petrenko]  
**FROM:** Beth Kramer-Major, Administrative Staff Assistant  
**RE:** Compliment for Rick Czopek  
**DATE:** 10/13/2021

Judie Schwager of 1915 Dogwood Dr, called to compliment Rick Czopek on his handling of upgrading their water meter. Ms. Schwager reported that she was hesitant to have anyone in home due to Covid, but Rick was very friendly and professional and took the time to explain everything. She expressed that he was a wonderful representation of the Village.



Beth Kramer-Major, Administrative Staff Assistant

cc: Kevin McGraw  
Rick Czopek  
Employees' File

[REDACTED]

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**From:** PublicWorks  
**Subject:** RE: Road repair on Cranshire Ct.

**From:** [REDACTED]  
**Sent:** Monday, October 25, 2021 2:49 PM  
**To:** Joseph Nebel <[Joseph.Nebel@Hoffmanestates.org](mailto:Joseph.Nebel@Hoffmanestates.org)>  
**Subject:** Road repair on Cranshire Ct.

Hello Mr. Nebel,

I wanted to thank you and your team for repairing the asphalt on Cranshire Court where a neighbor's car burned. I appreciate your follow-up and frequent communication with me during the process.

The street looks great again. Thank you so much for everything!

Marsha Bundt  
3510 Cranshire Court



VILLAGE OF HOFFMAN ESTATES  
DEPARTMENT OF DEVELOPMENT SERVICES  
**ENGINEERING DIVISION MONTHLY REPORT**

**SUBMITTED TO: PUBLIC WORKS & UTILITIES COMMITTEE**

**BY: Alan Wenderski, P.E. Director of Engineering**

**November 2021**

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**VILLAGE PROJECT UPDATES**

**2021 Street Revitalization Project**

Work complete. Restoration to be re-inspected in spring 2022.

**2021 Surface Transportation Program (STP) – Jones Road/Salem Drive Resurfacing**

Project complete. Supplemental Local Agency Agreement submitted to IDOT for approval. V3 contracted for construction engineering services.

**2021 Surveying Services**

Survey work underway at various locations for 2022 and future projects. Doland Engineering contracted for surveying services.

**2022 Street Revitalization Project**

Preliminary field work and plan preparation ongoing.

**Arizona Boulevard Storm Sewer**

Staff received and reviewed alternative analysis and concept design. Awaiting 60% plan submittal for review. Hey & Associates contracted for design engineering services. Project required to be completed by July 2022 per DCEO Grant Agreement.

**Bridge Inspections (2021-2022)**

Inspection of Hassell Road Culvert (SN 016-6328) scheduled to be completed by the end of the year. Civiltech contracted for inspection services.

**Drainage Project**

Construction contract awarded to Maneval Construction (low bidder). Work ongoing at both locations with completion expected by third week of November.

**Higgins Road Culvert Railing**

Construction contract awarded to Misfits Construction (low bidder). Preconstruction meeting scheduled for November 23<sup>rd</sup>.

**COMMERCIAL PROJECT UPDATES**

**1225-1249 N Barrington Rd (Formerly 2595 W Golf Rd)**

Awaiting MWRD final inspection. Reviewing as-built drawings.



**Bell Works East Entrance – 2000 Center Dr**

Pavement work complete.

**Birch Park (Hoffman Estates Park District) – 1045 Ash Rd**

Work complete. Awaiting MWRD final inspection and as-built plans.

**BMO – 1199 W Higgins Rd (Formerly 1400 Gannon Dr)**

New building complete; temporary occupancy granted. Staff completed review of demolition permit submittal and providing comments. Awaiting resubmittal addressing staff comments.

**ComEd – 2480 Pembroke Ave**

MWRD final inspection complete. Awaiting submittal of as-built plans.

**Fountain Crossing Lot 7b – 3125 N Barrington Rd**

Pavement work and landscaping ongoing. Building work ongoing. Awaiting MWRD final inspection. Reviewing as-built drawings.

**Hoffman Plaza – Banfield – Higgins Rd & Roselle Rd**

Site work complete. MWRD final inspection complete.

**Microsoft Data Center – 2190-2200 Lakewood Blvd**

Land development and building permits issued. Preconstruction meetings held on October 28<sup>th</sup> and October 29<sup>th</sup>.

- **Off-Site Sanitary Sewer Improvements**

Staff completed review of 90% plans. First submittals to Cook County and MWRD for permits completed. Staff reviewing project specifications and detailed cost estimate. Pre-application meeting with MWRD on October 8<sup>th</sup>.

- **Pfizer Lift Station Study**

Village contracted with Burns & McDonnell to evaluate impacts of Data Center development on capacity of Pfizer Lift Station. Full costs of study to be reimbursed by developer. Staff completed review of draft final report.

**Popeye's – 65 E Golf Rd**

Awaiting issuance of MWRD and IDOT permits.

**Roselle TIF Culvert Replacement**

Staff completed review of plan re-submittal. Staff and W-T Group met with IDOT on October 6<sup>th</sup> to discuss IDOT permit review comments.

**SAMC ED Renovation – 1555 N Barrington Rd**

Preconstruction meeting held on October 14<sup>th</sup>. Temporary entrance work complete. Work ongoing.

**Ziegler – 1051 W Higgins Rd**

Site work substantially complete. Awaiting completion of MWRD final inspection.

## **RESIDENTIAL PROJECT UPDATES**

### **Autumn Woods – NW Corner Berner Rd & Golf Rd**

Village contracted with Burns & McDonnell to evaluate water system modeling for concept development. Full costs of water model evaluation reimbursed by developer. Final report for water system modeling received on October 7<sup>th</sup>.

### **Walnut Pond Estates – NE Corner of Rohrssen Rd & McDonough Rd (Formerly Airdrie Estates)**

Construction of new sidewalk along McDonough Drive and Rohrssen Road substantially complete. Single-family home construction on Lot 7 ongoing.

## **MISCELLANEOUS UPDATES**

### **Stormwater Updates**

A 5-year cycle recertification for Community Rating System (CRS) occurred on September 22<sup>nd</sup>. Staff received follow-up comments and completed final submittal on November 11<sup>th</sup>. Awaiting final review which will determine the Village's current CRS class rating.

See attached for information related to FEMA Risk Rating 2.0 which provides for new methodology to determine flood insurance premiums as part of the National Flood Insurance Program (NFIP). Staff will be attending webinars over the next several weeks to learn more information on Risk Rating 2.0 and determine how it may affect flood insurance policies within Hoffman Estates.

### **Rebuild Illinois Capital Plan Funds – Stormwater**

The Village has been unsuccessful in obtaining a timeline for accessing the Rebuild Illinois capital funds that were originally approved in the 2019 capital plan. Staff continues to monitor the release of these funds and possible reallocation of funds for the approved projects. The 2019 capital plan allotted for a 5-year period to release all funds. Below is a table of the stormwater related projects included in the plan:

<b>Legislative Description</b>	<b>Project</b>	<b>Type of Work</b>	<b>Funding</b>
General	Almond / Audubon	Culverts	\$250,000
General	Arizona	Storm Sewer	\$300,000
Hermitage Lane	Hermitage	Storm Sewer	\$300,000

Grant agreement executed for Arizona Storm Sewer project. Funds to be reimbursed to Village upon expenditure of construction funds (expected in 2022).

### **Meetings and Training Attended**

- MWRD pre-application meeting for Bell Works (October 27<sup>th</sup>) – Alan Wenderski
- Northwest Council of Mayors Technical Committee (October 29<sup>th</sup>) – Alan Wenderski
- Central Square Community Development Software Training (November 1<sup>st</sup> – November 3<sup>rd</sup>) – Various
- Capital Improvement Board (November 4<sup>th</sup>) – Alan Wenderski
- JEMS Hazard Mitigation Annual Report Discussion (November 9<sup>th</sup>) – Alan Wenderski
- Shoe Factory Road/Beverly Road Reconstruction Project Status meeting with Cook County (November 12<sup>th</sup>) – Alan Wenderski
- Shoe Factory Road/Beverly Road Reconstruction Project Land Acquisition update with Cook County (November 19<sup>th</sup>) – Alan Wenderski

**Engineering Site Plan Reviews**

- SW Shoe Factory/Rohrssen Concept Plan
- 2601 Pratum Avenue

**Floodplain Inquiries**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2020	1	0	0	1	2	0	1	0	9	4	1	1	20
2021	0	0	0	1	0	0	1	0	1	0	0		3

**Freedom of Information Requests**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2020	0	0	4	0	2	1	4	1	3	4	2	2	23
2021	1	2	4	1	0	2	3	3	1	0	0		17

**Permit Inspections**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2020	31	39	21	16	45	27	36	35	36	55	29	19	389
2021	14	4	8	28	30	46	34	58	51	70	62		405

**Permit Reviews**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2020	4	2	13	10	27	32	29	19	20	16	10	5	187
2021	3	2	14	12	26	34	21	45	55	18	18		248

Summary for active month:

1 – Concrete Pad	1 – Demolition	5 – Drainage	1 – Fiber Installation
1 – Gas Pipeline	1 – Grading	3 – Parking Lot	1 – Retaining Wall
4 – Sidewalk			

**Residential Drainage Investigations**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2020	4	3	11	11	41	47	33	4	4	5	4	1	168
2021	2	0	5	5	10	2	7	6	1	1	0		39

# New Interactive Maps Provide Visibility into Flood Insurance Premium Changes Coming with FEMA's Risk Rating 2.0

Sep 20, 2021 | [What's New](#)

*Get an accurate national and local snapshot of projected rate decreases and increases with interactive online tools*

The Association of State Floodplain Managers (ASFPM), in collaboration with The Pew Charitable Trusts, today unveiled interactive maps that show where flood insurance rates are expected to decrease, increase, or remain the same — and by how much — under the Federal Emergency Management Agency's (FEMA) new pricing structure: Risk Rating 2.0: Equity in Action.

Starting October 1, Risk Rating 2.0 will fundamentally change the way FEMA rates a property's flood risk and prices insurance for the more than five million National Flood Insurance Program (NFIP) policyholders.

The new methodology incorporates more flood risk data variables to more accurately reflect a property's individual flood risk, including the frequency and types of flooding, such as river overflow, storm surge, coastal erosion, and heavy rainfall — and the distance to a water source along with property characteristics, such as elevation and the cost to rebuild. Including a property's replacement cost value in the new methodology was a major component in the delivery of equitable rates.

ASFPM developed the maps as a more user-friendly format for floodplain management professionals, practitioners, and local leaders to gain greater insight into the new rating system so they can better understand and communicate what's occurring in their communities.

“There is a fair amount of information available on Risk Rating 2.0 but getting that data out of spreadsheets is challenging. This new tool should help,” said **Chad Berginnis, ASFPM's executive director**. “Floods are this nation's most frequent and costly natural disasters and the trends are worsening. It's important that people know their risk and buy flood insurance to help protect their homes and businesses. It's equally important that communities take steps to minimize flood risk.”

ASFPM used datasets from [FEMA's NFIP policyholder information](#) to create the easy-to-use data visualization tool. The data are broken down across four categories — ranging from a decrease in premiums to an increase of \$20/month or more. A color-coded scale indicates the percentage of policyholders in each category.

The state-level interactive map at [no.floods.org/rr2changes](https://no.floods.org/rr2changes) breaks down projected premium changes for each state and territory. The interactive map also includes corresponding pie charts and data tables that provide policy and percentage change breakdowns.

For those who wish to take a deeper dive, there is also an interactive map by zip code for existing single-family home policies at [no.floods.org/rr2sfh](https://no.floods.org/rr2sfh) and for all existing NFIP policies at [no.floods.org/rr2all](https://no.floods.org/rr2all).

The data compares a snapshot of policyholder premiums from May 31, 2020 with Risk Rating 2.0 premiums, applying statutory increase limits. The comparison does not attempt to estimate premium increases that might have occurred without the new Risk Rating 2.0 pricing methodology.

“These interactive maps will help local leaders and government officials understand how the new and more equitable flood insurance rates will be distributed,” said **Laura Lightbody, director of The Pew Charitable Trusts’ flood-prepared communities initiative**, which provided support for development of the maps. “In many cases, people have been overpaying for flood insurance; these maps show us that almost 1.2 million policyholders will see decreases very soon.”

This is the program’s first pricing update in more than 40 years.

“Under Risk Rating 2.0, FEMA is fixing longstanding inequities in the NFIP’s flood insurance pricing and establishing a system that is better equipped for the reality of frequent flooding caused by climate change,” said **David Maurstad, senior executive of the National Flood Insurance Program**. “Risk Rating 2.0 is not just a minor improvement, but a transformational leap forward that enables FEMA to set rates that are fairer and ensures rate increases and decreases are both equitable.”

According to FEMA, only 4% of policyholders nationwide are expected to see substantive increases. In a [national rate analysis](#) of current policyholders, FEMA has said 23% will see premium decreases; 66% will see, on average, premium increases of \$0-\$10/month (which is around what the average is now); 7% will see, on average, premium increases of \$10-\$20/month; and 4% will see, on average, premium increases of \$20 or more per month.

Individual policyholders should contact their insurance agent for a personalized quote.

### **Background on Risk Rating 2.0**

Risk Rating 2.0 will deliver rates that are actuarially sound, equitable, easier to understand, and better reflect an individual property’s unique flood risk. By communicating flood risk more clearly, the new methodology should help policyholders make more informed decisions on the purchase of adequate insurance and on mitigation actions to protect against flooding.

FEMA is implementing the program in two phases:

- **Phase I** – New policies beginning Oct. 1, 2021 are subject to the new pricing methodology. Also beginning October 1, existing policyholders are able to take advantage of immediate decreases in their premiums when the policy renews.
- **Phase II** – Renewals of the remaining existing flood insurance policies will be written to the new plan starting April 1, 2022, allowing policyholders an additional six months to prepare for any adjustments.

### **About ASFPM**





Founded in 1977, the Association of State Floodplain Managers (ASFPM) is a scientific and educational nonprofit organization dedicated to reducing flood loss in the nation. ASFPM and its 38 chapters represent approximately 20,000 state and local officials as well as other professionals engaged in all aspects of floodplain management and flood hazard mitigation, including management of local floodplain ordinances, flood risk mapping, engineering, planning, community development, hydrology, forecasting, emergency response, water resources development, and flood insurance. Visit us at [www.floods.org](http://www.floods.org).





### **MEDIA CONTACT**

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[mary@floods.org](mailto:mary@floods.org)  
608-828-6328

Snapshot of effect of FEMA Risk Rating 2.0 on Flood Insurance Policy Premiums for Hoffman Estates zip codes.

Zip: 60169, IL		51 Policies	
	Policies Decreased:	25	49.0%
	Policies Incr. \$0-\$10:	26	51.0%
	Policies Incr. \$10-\$20:	0	0.0%
	Policies Incr. \$20+:	0	0.0%

Zip: 60194, IL		7 Policies	
	Policies Decreased:	3	42.9%
	Policies Incr. \$0-\$10:	3	42.9%
	Policies Incr. \$10-\$20:	1	14.3%
	Policies Incr. \$20+:	0	0.0%

Zip: 60192, IL		9 Policies	
	Policies Decreased:	5	55.6%
	Policies Incr. \$0-\$10:	4	44.4%
	Policies Incr. \$10-\$20:	0	0.0%
	Policies Incr. \$20+:	0	0.0%

**Note:** The above information is meant as a representative example of changes to policies in Hoffman Estates. The list is not inclusive of all Hoffman Estates policies and may also include some information from neighboring municipalities.